

Before the Board of Zoning Adjustment, D. C.

Application No. 11671 of Dolores Y. Taylor pursuant to Section 8207.2 of the Zoning Regulations for permission to establish a Personal Care Home in the R-2 Zone as provided by Section 3101.414 of the regulations at premise located at 1020 Hamilton Street, N. E., Lot 197, Square 3751.

HEARING DATE: June 19, 1974

EXECUTIVE SESSION: June 25, 1974

ORDERED:

That the above application be DENIED.

VOTE:

5-0

FINDINGS OF FACT:

1. That the applicant proposed to establish a Personal Care Home for the elderly which would serve four persons needing geriatric care.
2. The applicant is a licensed practical nurse and owns the subject property.
3. The applicant testified that she and her family intend to move from the subject premise if the special exception is granted.
4. The applicant further testified that she personally would be on duty from 7:00 a.m. in the morning to 5:30 p.m. in the evening and would obtain relief for evening duty. The applicant named four people who are registered nurses who would be available for night duty at the proposed personal care home.
5. The Zoning Administrator reported and the Board finds, that the proposed Personal Care Home complies with Article 880 of the D. C. Housing Regulations.

6. A representative of the Lamont Riggs Citizens Association registered opposition to the subject application on the grounds that the establishment of this proposed use would create a commercial use in the subject neighborhood which is totally residential in nature, thereby destroying the residential character of the neighborhood.

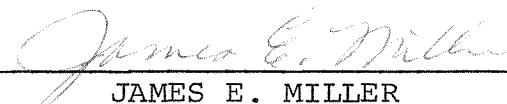
7. The Zoning Regulations require that a Personal Care Home not be located within 600 feet of an existing Personal Care Home and the Board finds, that the applicant complies with this provision.

CONCLUSIONS OF LAW:

Based upon the above Findings, the Board concludes that the applicant has complied with the conditions (a) and (b) of Sections 3101.414 of the regulations. In deciding this special exception however, the Board must also apply Section 8207.2 of the regulations. The Board, in light of the neighborhood opposition to this application concludes that the proposed use if granted would not be harmonious with the existing use in the neighborhood where it would be established.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER:

7/31/74